



TOWN OF HUDSON

Planning Board

Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison



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PUBLIC MEETING

TOWN OF HUDSON, NH

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HUDSON PLANNING BOARD WORKSHOP MEETING MINUTES May 5, 2010

I. CALL TO ORDER

Chairman Russo called this Planning Board meeting to order at 7:06 p.m. on Wednesday, May 5, 2010, in the Community Development meeting room in the Hudson Town Hall basement.

II. PLEDGE OF ALLEGIANCE

Chairman Russo asked Mr. Schneiderman to lead the assembly in pledging allegiance to the Flag of the United States of America.

III. ROLL CALL

Chairman Russo asked Secretary Stewart to call the roll. Those persons present, along with various applicants, representatives, and interested citizens, were as follows:

Members

Present: James Barnes, Tierney Chadwick, Vincent Russo, and Richard Maddox (Selectmen's Representative), Suellen Quinlan (approved at 7:13 p.m.).

Members

Absent: George Hall (excused) and Terry Stewart (excused).

Alternates

Present: Tim Malley, Stuart Schneiderman, and Ken Massey (Selectmen's Representative Alternate).

Alternates

Absent: None. (All present.)

Staff

Present: Town Planner John Cashell.

Recorder: J. Bradford Seabury.

IV. SEATING OF ALTERNATES AND ANNOUNCEMENTS

Chairman Russo seated Mr. Schneiderman in place of the absent Ms. Stewart and seated Mr. Malley in place of the absent Mr. Hall.

V. MINUTES OF PREVIOUS MEETING(S)

Chairman Russo asked if Board members had reviewed the minutes assigned for this meeting. No one having done so, he stated that he would defer review of those minutes to the next meeting.

VI. CASES REQUESTED FOR DEFERRAL

No cases had been requested for deferral for this meeting.

VII. CORRESPONDENCE

A. Hudson School District – Request for release of School Impact Fees.

Chairman Russo read aloud the published notice, as repeated above.

Town Planner Cashell noted that Mr. Normand Sandborn, the business administrator for the Hudson School District, was present, adding that he had handed out a letter changing the money amount from \$75,000 to \$95,209.84. Chairman Russo asked for an explanation of the \$20,000 difference. Town Planner Cashell said the final amount was the amount of the school CAP fees.

Mr. Sandborn said the difference came about in the difference between the dates of the original request, in November and the present, saying he had gotten the final figure from Kathy Carpentier. He noted that the School District had been able to save approximately \$185,000 a year by refinancing the bonds last year.

Selectman Maddox said this was actually going to be the payment, not supplied to the fees. Mr. Sandborn said it would be a portion of the payment—but then corrected himself to say that Selectman Maddox was correct, in that it was going to be a payment on the bonds.

Mr. Barnes noted that Mr. Hall had been looking for something in writing, to explain what last year's payment was paid for and how it was used. Mr.; Sandborn said he had

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not understood that from his discussion with Mr. Cashell, saying he knew they were looking for that information but he had not understood that it was to be in writing. Selectman Maddox suggested that the document could be available for the next step, when the matter went before the Board of Selectmen.

Selectman Maddox asked what the bond payment was, so that the citizens could understand that the collections made through the impact fees had a direct bearing on the funding for the School District and on the tax base, noting that the Planning Board had collected \$95,000 for this account during a very slow-moving year. Mr. Sandborn said the total bond payment was \$1,207,815. He said that anything that could be applied would help.

Ms. Quinlan arrived at 19:13 p.m. and took her seat at the table at that time, although not yet recognized by the Chairman for the inprocess discussion.

Mr. Barnes said the Planning Board should get a copy of that documentation, as well. Mr. Sandborn expressed agreement, saying he would do that.

Selectman Maddox asked if the School Board would be sending anyone to the CIP this year. Mr. Sandborn said Patricia Langlais was the School Board representative that the School Board would be sending to the CIP this year.

Mr. Malley moved to recommend to the Board of Selectmen the release of \$95,209.84 from the Hudson School Impact Fee Account, in accordance with the written request for same from the Hudson School Board District Business Administrator, Normand Sandborn, dated May 2, 2010). Mr. Barnes seconded the motion.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (5-0-0).

Selectman Massey asked Town Planner Cashell to notify the Selectmen's Office assistant to put it on the agenda for next week's Board of Selectmen meeting or the following meeting, if preferred. Mr. Sandborn said he would get back to Mr. Cashell the following day to confirm the desired date.

VIII. PERFORMANCE SURETIES

No **Performance Sureties** items were addressed this evening.

IX. WORKSHOP

A. Presentation and Discussion of the Prime Wetlands Study and Proposed Zoning Ordinance Amendments to Article IX – Wetland

Conservation District. Deferred Date Specific from the 03/03/10 Workshop.

Chairman Russo read aloud the published notice, as repeated above, noting that Tim Quinn, chairman of the Conservation Commission and Michelle Champion, a member of the Conservation Commission, were present to discuss this matter.

Mr. Quinn said the Conservation Commission had decided to break the prime wetlands down into three separate segments, with the first including which prime wetlands the Commission wished to move forward with. He said they had selected the eight wetlands of highest value, and then had looked at the maps to see which had the least impact on homeowners, finding that four of the first group had impact, while seven or eight others had no impact even with the 100-ft increase in the buffer. He said the Conservation Commission felt its job was to make recommendations, noting that its charter said the Commission was to protect resources of the Town. He said the second part of the project was to look at the Town ordinances to see what needed to be updated, saying some were out of date. He said the third portion pertained to addressing Chairman Russo's questions, saying the Conservation Commission would address those in writing at a later time. He then asked what the Board wanted to discuss.

Selectman Maddox said it sounded as though the Commission had gone from 22 prime wetlands to 8. Mr. Quinn demurred, saying he had a list of the 22. Town Planner Cashell said he had stated in his staff report that he would pass the list on to the Board, but he had never received the list. Mr. Quinn said the list might have been caught in a computer crash of his E-mail program. Mr. Quinn then gave Town Planner Cashell his copy to be copied, with Mr. Cashell then distributing copies to all Board members.

Ms. Quinlan asked Mr. Quinn to discuss the eight wetlands that had been selected and to explain why the Conservation Commission felt they were the most important. Mr. Quinn said the eight were the eight highest valued by VHB (Vanasse Hangen Brustlin, Inc.), noting that they included the two that had been questioned by the Planning Board, including Miles Swamp and Limit Brook, which had been the first and third most valued—reiterating that the Conservation Commission felt its job was to make recommendations.

Chairman Russo asked for an explanation of why the others had been taken off the list. Mr. Quinn said that list from which he was working appeared to be in numerical order, rather than priority order, as he had intended.

Chairman Russo asked what the priority order was. Mr. Quinn consulted his collected notes, stating that the eight prime wetlands of the highest value were 17A, 1B, 12A, 11, 12B, 5A, and 8. Ms. Quinlan noted that Mr. Hall had wanted 17A (Miles Swamp) eliminated, but she did not see how it would be responsible to do that, as this wetland drained into Limit Brook and thus into the Merrimack River, saying this was too critical to be dismissed, as it was a huge, vast wetland.

Ms. Champion said she thought 17B, the smaller swamp, was the one that had been a trouble, saying it was in the second tier. Ms. Quinlan said 17B was the one that

would be bisected by the proposed roadway. Chairman Russo said he thought it was just skirting it. Ms. Quinlan expressed a belief that a bridge would be necessary.

Mr. Quinn referenced Section 5.3 (Page 61) of the Prime Wetland Study, and Town Planner Cashell displayed the applicable maps on the meeting room display system. Ms.; Champion said the proposed road would be south of Wason Road, so it would bypass 17B and would not go into 17A. She said there was a lot of undeveloped land around that wetland, and the road would provide access for further development; so the Conservation Commission was concerned about the possible impact, as this was too important a wetlands to just have a 50-foot buffer. She said the Conservation Commission wanted to include 18A but would provide an exemption for the one already developed lot, but not the others, so that anyone developing the area would have to have a 100-ft buffer. She expressed doubt that anyone in the Conservation Commission would be willing to take 18A out of the list. Town Planner Cashell pointed out details on the displayed aerial photograph, saying the vast majority of the Circumferential Highway was outside the swamp area.

Selectman Maddox declared that the entire area would remain protected, as there would not be any access on the proposed limited-access road other than the four or five intersections planned for that roadway, so there would not be any development off this roadway.

Mr. Schneiderman asked if this were not the area where the Jarry development was going. Town Planner Cashell demurred, pointing out the Jarry property on the map.

Mr. Barnes noted that Mr. Quinn had said eight properties but had only listed seven, and he asked if 18A was supposed to have been included in that list. Mr. Quinn repeated the list (17A, 1B, 12A, 11, 12B, 5A & 8), concurring that there were only seven. He said these were from the prime high-value portion of the study, and that 18B was in the second group. He confirmed that there were seven wetlands being addressed, not eight. He said the others had been selected after the Conservation Commission had looked at impact on the associated landowners.

Mr. Quinn repeated the wetland identifiers: 1B, 5A, 8, 12A, 12B, 17A, and 11. Ms. Quinlan said 18A was being added; Mr. Quinn questioned why this should be done. Ms. Quinlan said this was what Ms. Champion had been describing, saying Ms. Champion had said this was a significant wetland. Ms. Champion said 18A (Limit Brook) was the other one impacted by the Circumferential; she expressed agreement that both 18A and 18B should be added. Chairman Russo said 18A was the northerly one, which would be impacted by the roadway.

Ms. Quinlan said the two groups were in a contrary position, as the Conservation Commission had spent a great deal of money on the study, which found these wetlands to be so significant, but the Planning Board had to make a decision about whether or not this \$34,000,000 roadway was to be built—adding that, unless a land developer came into the Green Meadow property, the Planning Board would be looking for the Town to put up that money, which she doubted would happen. She asked if putting this matter before the voters were more prudent than protecting these wetlands.

Mr. Malley said the Conservation Commission had said they would grant an exception to 18A. Mr. Quinn demurred, saying one landowner abutting that wetland would be severely affected, and they would grant an exception to that individual landowner, but not to the others. Ms. Quinlan noted that this landowner was a member of the State Legislature; Mr. Quinn said he had not been aware of that.

Selectman Maddox said the Town had to protect the water supply. Ms. Quinlan said this was important because a huge proportion of the Town's residents were on well water and would be affected, so that Planning Board had to be really, really careful.

Selectman Maddox said there was going to have to be some balance, some baby steps—but he then pointed out that there was nothing now, and people could develop that property today. He said the issue was to decide how much should be protected and what the impact would be, regardless of the highway. He asked if the Conservation Commission thought the first seven could be done because of minimal impact. Mr. Quinn replied that the Conservation Commission had said these seven had to be protected, based on the evaluation in the study.

Mr. Barnes asked if this were what the Conservation Commission were recommending. Mr. Quinn said he was recommending the whole list, saying all of the rest (beyond the first seven) did not affect residents. He then discussed details of the individual wetlands, expressing concern about the confusion caused by the fact that some wetlands had been divided into A and B segments—adding that he had not made much sense of the rules by which VHB had divided some of the wetlands. Ms. Quinlan said it had dealt with flora, fauna, and wildlife. After experiencing some difficulty in locating a specific wetland (5B), Selectman Maddox suggested getting copies of the study's maps for the next meeting. Ms. Quinlan noted that the maps had been provided in PDF format to all members of the Planning Board.

Chairman Russo asked if Mr. Quinn were saying all of the others were low impact. Mr. Quinn said there were never more than two landowners impacted, adding that some of these wetlands were already in conservation areas. Chairman Russo asked Mr. Quinn to list those low impact wetlands, and Mr. Quinn said that was all of the others on his list of prime wetlands.

Mr. Quinn said he did not seem to have the listing of homes. Chairman Russo said there were a lot of homes in the Ayers Pond area. Ms. Quinlan said those were all grandfathered. Chairman Russo said it was a different issue if anyone wanted to add things. Mr. Barnes noted that the wetlands was the Ayers Pond Swamp, not the pond. Mr. Quinn said 13 lots with houses on them were there, and of those only four would be affected by the extended 100-ft buffer. He said one of those was a commercial lot, adding that it was a huge lot. He noted that another buffer line would cross the road if extended, while Lot 2-27 would have a 50% impact on the rear of the property but the extended line would be 50 feet from the house.

Chairman Russo said Mr. Quinn had said minimal impact, and he questioned what this meant. Mr. Quinn said he would have to go lot-by-lot to explain details. Chairman Russo responded that he was not saying to go lot-by-lot, but that Mr. Quinn had made a very broad statement about minimal impact.

Selectman Maddox said this was why they had a basic overview, saying there were maps in the study of where the 50-ft line was and where the 100-ft lines would be, and adding that Town Planner Cashell needed to get that on the website so that everyone could look at it and see what they were talking about. He said the members needed to see it.

Chairman Russo asked if it would be possible to have the actual lots that would be affected be listed, so that homeowners would know. Mr. Quinn indicated that it could be done. Ms. Quinlan said all of the affected landowners had been contacted. Selectman Maddox demurred, saying the only ones contacted were the ones that the wetlands were on; Ms. Quinlan expressed a belief that Selectman Maddox might be right.

Ms. Champion said the maps in the Wetlands Study had lot numbers with photographs, noting that the report was available on the Town Website and at the Library. Chairman Russo said the property owners needed to be able to find out if their lots were affected, such as in a list. Mr. Quinn said he could do that.

Town Planner Cashell displayed the 18B aerial, showing the 18B wetland (Limit Brook Swamp) saying NRPC (Nashua Regional Planning Commission) had talked about moving to the side of the circumferential path to avoid the wetland. He displayed a close-up of the aerial view, saying there was a way for both of the prime wetlands to be skirted by crossing a couple small streams. Mr. Cashell then asked for a short recess so that he could access the information from his E-mail system.

Chairman Russo declared a break at 8:06 p.m.

Ms. Champion noted during the break that the list that Mr. Quinn had provided was actually the list of all of the so-called Prime Wetlands. Mr. Quinn acknowledged that he had brought the wrong list, saying the other list, which was prioritized, included the lot numbers.

Looking at the photographs provided in Appendix D of the Prime Wetland Study, Chairman Russo noted that the lots were difficult to identify on the projected display, and he suggested that the Conservation Commission come back with the previously requested list. Chairman Russo referenced the diagram for 21B, saying he saw the line going right through three houses. Mr. Quinn said there were actually four houses.

Chairman Russo called the meeting back to order at 8:23 p.m.

Mr. Quinn clarified that 21B (Ayers Pond Swamp) was not one of the wetlands included on the first-level list. Selectman Maddox noted that the viewers should be aware that this mapping was in Appendix D. Mr. Quinn said he would be reluctant to put his new list of prime wetlands on the Web site until it had been discussed with the Planning Board. He then identified the colors used on the study maps (brown for the actual prime wetlands, yellow for the existing 50-ft buffer, and red for the proposed 100-ft buffer). Selectman Maddox said he agreed with Chairman Russo about the buffer line on Wetland 21B going up to the foundation of houses. Mr. Quinn repeated that this was not one of the wetlands that the Conservation Commission was proposing for protection.

Mr. Barnes asked why Mr. Quinn had reluctance to put the list on the Web, since this had already been discussed in a public meeting before the Conservation Commission. Mr. Quinn said recommendations were all that the Conservation Commission did; he said he would provide the list but noted that it would be for recommendations only, as he would not want people to think that was the final determination.

Selectman Maddox asked what the Conservation Commission was expecting next. Mr. Quinn said he would have to go back and do his homework and then return with the correct list. Selectman Maddox said the Planning Board would then have to decide whether it was going to accept the entire list or some of the list, as well as what would be going on the ballot.

Ms. Champion said a second part of the Conservation Commission's project was that they were rewriting the Wetlands ordinance, saying they were going back to where they were last summer. Chairman Russo asked if there were considerations given to the tiering system. Mr. Quinn said the top seven on this forthcoming list would be there, because of their high value. Chairman Russo said the original study had identified prime wetlands and then had listed smaller ones that would be addressed differently. Mr. Quinn expressed disagreement, saying his list would show the top seven, and then list the next group, which he said were of intermediate value.

Chairman Russo clarified that he was talking about the Zoning Ordinance. Ms. Champion said that would be part of the future discussion, reiterating that they were starting at the beginning. Town Planner Cashell suggested that the Conservation Commission representatives come back for the June 2nd workshop.

B. Staff update on the proposal to create a CAP Fee for the further study on the feasibility to construct a two-lane connector road within the Circumferential Highway Corridor (i.e., from Lowell Rd. to Route 111).

Chairman Russo read aloud the published notice, as repeated above.

Town Planner Cashell said he was waiting for VHB to get back, saying Marty Kennedy had said he had no problem doing that and it should be available for the next meeting. He said the Board could discuss it at the end of the next meeting and then formally put it on an agenda.

C. Staff update on a cost estimate to study traffic safety issues on Lowell Road, between Wason Road and Hardy Road.

Chairman Russo read aloud the published notice, as repeated above.

Town Planner Cashell said he had provided a copy of an \$1800 proposal from Marty Kennedy (VHB) to do a cursory review of that stretch of Lowell Road between Wason Road and Hardy Road in the handout package, and he suggested that Board members take a few minutes to look at it.

Selectman Maddox expressed concern about bullet item #3, saying the Board should be looking at changes since the current configuration took place. Mr. Cashell said he had sent Mr. Kennedy copies of all the E-mails that had been sent back and forth regarding this stretch of Lowell Road, adding that Mr. Kennedy had acquired the more recent accident data. Selectman Maddox said he was looking for the difference between what it was when that improvement was made and what it was now.

Ms. Quinlan moved to have the Planning Board favorably recommend to the Board of Selectmen the expenditure of \$1,800.00 from the Lowell Road Corridor Account, and for said funds to be used exclusively to remit VHB, Inc., relative to that firm conducting and completing a preliminary review of access issues along Lowell Road, from Wason Road to Hardy Road, in accordance with the terms and conditions set forth in the attached new contract by VHB, Inc. (to be reviewed and approved by the Board of Selectmen), dated May 5, 2010. Mr. Barnes seconded the motion.

Selectman Maddox asked if Mr. Cashell had not actually meant to reference the Stop-and-Shop account, not the Lowell Road account. Mr. Cashell said the Stop-and-Shop was specifically given for road improvements, and this was a study. Selectman Maddox said he thought "study" had been included in the contract text. Mr. Cashell recommended reworking, and Ms. Quinlan amended her motion to read "the Lowell Road Corridor account or any other preferable account"; she pointed out that there was money in the Lowell Road Corridor account. Selectman Maddox said he was just trying to use money that would be expiring soon. Ms. Quinlan then suggested saying "preliminary review/study," contending that this covered everything.

Town Planner Cashell went upstairs to fetch the actual text of the Stop & Shop contract.

Mr. Schneiderman noted that the Board already knew that this was a dangerous road and that there had to be some sort of traffic control. Selectman Maddox read aloud the next-to-last bullet item from the handout, which stated that the study would prepare a brief memo giving potential solutions to adjust any identified deficiencies determined by the study/

Mr. Schneiderman asked how much it would cost to throw Jersey barriers along the road. Selectman Maddox said Chief Lavoie considered that any kind of barriers there would create a significant problem, so it was important to get someone with traffic knowledge to review the case. Chairman Russo asked if something in writing could be provided to Mr. Kennedy, saying he was not so certain what was dangerous. Selectman Massey noted that emergency vehicles would have trouble getting in or out if there were Jersey barriers, adding that other people would jump low barriers.

Town Planner Cashell returned, saying the correct designation would be "the Stop & Shop/Lowell Road Improvement Account." Selectman Massey expressed a belief that there was a typo in the contract, saying he would not sign it as written. Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, sitting in the audience for another matter, suggested Selectman Massey could strike the typo and sign it.

Ms. Quinlan restated her motion as follows: "to have the Planning Board favorably recommend to the Board of Selectmen the expenditure of \$1,800.00 from the Stop & Shop/Lowell Road Improvement Account, and for said funds to be used exclusively to remit VHB, Inc., relative to that firm conducting and completing a preliminary review of access issues along Lowell Road, from Wason Road to Hardy Road, in accordance with the terms and conditions set forth in the attached new contract by VHB, Inc. (to be reviewed and approved by the Board of Selectmen), dated May 5, 2010."

Mr. Barnes agreed to second the revised motion, making this a friendly amendment.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6-0).

Recorder Seabury questioned the tally, noting that Ms. Quinlan had not been seated. Mr. Barnes said Ms. Quinlan had arrived at the meeting at 7:13 p.m. Chairman Russo noted that she had been present throughout the discussion, saying he had been remiss in not formally recognizing her at the end of the discussion with the Conservation Commission, but that she had been seated and her vote would count.

X. ZBA INPUT ONLY

No **ZBA Input Only** items were addressed this evening.

XI. OLD BUSINESS/PUBLIC HEARINGS

No **Old Business/Public Hearings** items were addressed this evening.

XII. DESIGN REVIEW PHASE

No **Design Review Phase** items were addressed this evening.

XIII. CONCEPTUAL REVIEW ONLY

**A. Zachary Tompkins Memorial Field
CSP# 02-10**

**9 Industrial Avenue
Map 161-040**

Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant, said they were waiting for Mr. Leonard Lathrop to arrive from another meeting. Chairman Russo said he would do the public hearings and then come back

XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. **Amend §275-9.A. of the Site Plan regulations by adding a new note citing Chapter 290, *Stormwater Management Report*, of the Land Use regulations. Hearing deferred from the April 14, 2010, Planning Board Meeting.**

Chairman Russo read aloud the published notice, as repeated above.

Chairman Russo opened the public hearing at 8:47 p.m. and asked if anyone in the public wished to speak to this amendment. No one coming forward, Chairman Russo closed the public hearing at 8:48 p.m. and asked for Board member comment.

Selectman Maddox said the Town Engineer had indicated that there was going to be more stringent regulations for storm-water management. Town Planner Cashell said any further amendment could be addressed. Mr. J. Bradford Seabury, 4 Meadow Drive, noted that that had been extensive discussion on the Plan-Link list-serve on this date about forthcoming changes to the State's stormwater regulations. Town Planner Cashell said he wanted to see this section of the Site Plan Regulations refer to the requirements for submitting the requirements of Chapter 290, saying it was just a cross-reference.

Mr. Barnes said there would be subsequent changes to Chapter 290 if needed. Mr. Cashell said these two would not have to be amended then, as Chapter 290 would be referenced.

Ms. Quinlan moved to amend HTC §275-9.A of the Planning Board's Site Plan Review Regulations by adding the following note (bold text) to this section, so that §275-9.A. shall read follows:

"A. A Stormwater management report* including and using the Following guidelines [Amended 4-15-2002] **NOTE: In preparing the Stormwater Management Report, please refer to and comply with the requirements provided in Chapter 290 – Stormwater Management & Erosion Control – of these Land Use Regulations.**"

Mr. Barnes seconded the motion.

Mr. Schneiderman asked why there was an asterisk next to the report. Town Planner Cashell explained that it was an existing asterisk, noted in the Site Plan Regulations, to which the bold-faced text was being added.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6–0).

B. Amend §289-20.C. of the Subdivision of Land regulations by adding a new note citing Chapter 290 - Stormwater Management & Erosion Control – of the Land Use regulations. Hearing deferred from the April 14, 2010 Planning Board Meeting.

Chairman Russo read aloud the published notice, as repeated above.

Chairman Russo opened the public hearing at 8:54 p.m. and asked for public input. None being brought forward, he closed the public hearing at 8:55 p.m.

Ms. Quinlan moved to amend HTC §289-20.C of the Planning Board's Subdivision of Land Regulations by adding the following note (boldface text) to that section, so that §289-20.C. shall read as follows:

"C. A Stormwater Management Report shall be prepared including and using the following guidelines: [Added 4-15-2002] **NOTE: In preparing the Stormwater Management Report, please refer to and comply with the requirements provided in Chapter 290 – Stormwater Management & Erosion Control – of these Land Use Regulations.**"

Mr. Malley seconded the motion.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6–0).

Mr. Leonard Lathrop having arrived, Chairman Russo returned to the preceding agenda item.

XIII. CONCEPTUAL REVIEW ONLY (Continued)

**A. Zachary Tompkins Memorial Field 9 Industrial Avenue
CSP# 02-10 Map 161-040**

Purpose of Petition: to review a proposal to build a youth football field and stadium on a Town-owned parcel, located at 9 Industrial Avenue, Map 161, Lot 040 (Conceptual Review Only).

Chairman Russo read aloud the published notice, as repeated above.

Mr. Leonard Lathrop, 31 Winslow Farm Road, appeared before the Board as the spokesman for the applicant, accompanied by Mr. Richard Maynard, Professional Engineer, of Maynard & Paquette, Engineering Associates, LLC, appearing before the Board as the engineering representative of the applicant.

Mr. Lathrop introduced other people involved, including Mike Roberts, the president of Hudson Youth Football and Cheer Association; Michelle Wok, member of the group's Board of Directors and co-chairman of the ad-hoc Zachary Thompkins Memorial Field Committee; Mike Compton; Mrs. Lathrop, and Mark Levesque, a member of the Bears. He said this was a community project, to build a field honoring Zachary Thompkins, an 11-year-old who had died five weeks ago. He said the Bears had looked for a space on which to build the field, adding that Mr. Maynard had only had the project for about a week. He said the group had met with the Board of Selectmen to seek approval to use the Town-owned property at 9 Industrial Avenue, saying they were here to see what ideas the Planning Board might have. He said they were hoping to fund this with no tax dollars, other than training or perhaps fees that might be waived for the Bears, who represented 300 families in the community.

Selectman Massey said the Board of Selectmen had approved a lot-line change to consolidate Lots 39 and 40, saying the pump station would stay a separate lot. Mr. Lathrop said the bears had been advised by NRPC to go slow on that, because of the asbestos issues. He said they would merge the lots together at some point, but they had to be kept separate now in case of a funding snafu.

Mr. Maynard reviewed details of a conceptual plan affixed to the meeting room wall, saying the stadium would seat 1900 people, with a separate practice field, and a Little League ball field, noting that there was parking being provided for 72 vehicles. He said the Town's tax maps were not accurate, noting that the line could not go through a building as shown but more likely was bordering the wetland. He said there were studies in Town files suggesting that it would cost \$300,000 to \$500,000 to close the asbestos on the property, saying he would have to look into that. He said the acreage was 36,000 ft² saying no one had done a 100% asbestos study, which would have to be done to State regulations. He described the details of that process, which would require test pits and a remediation-and-closure plan, saying it typically meant 24 inches of soil, including 18 inches of sand, covered by 6 inches of topsoil. He said something to be considered was whether they could use geotec-style fabric to lower the cost, while another idea was to put the stadium seating on part of the slope, which would help seal the area. He said one report indicated the slope was too steep, saying he would have to look into that. Another consideration was the open water and wetlands in the area, draining into Park Avenue, which eventually led to Beaver Brook. He said the 50-ft buffer was shown on this plan, but added that the pond might be used for a water source for irrigation, etc. He said they also wanted other elements, perhaps picnic areas, basket ball courts, barbecue pits, etc. to provide for other community activities. He said Mr. Lathrop had been approached by others who wanted to participate, perhaps donating some work or services, but this was the initial stages of the process. He said the idea was to be like the Freedom Field group, as that group had been when it first started, adding that they were looking at artificial turf and other concepts, but all of this was money driven.

Mr. Lathrop said the community had embraced this project 200%, adding that paint companies were willing to contribute paint; tradesmen were willing to donate services, etc. He said this was just the tip of the iceberg, five weeks into the project, saying it had been rewarding just to be involved—noting that he was not a Bear.

Mr. Barnes asked about the minimal parking with bleachers for 1900, asking if the intent was to get parking on adjoining industrial lots. Mr. Lathrop said their attorney would be working on clauses for hold-harmless parking. He noted that Industrial Avenue was not posted for any parking restrictions, adding that the Bears played on Sunday afternoon, and that there would not be complaints from neighbors about noise. He said the asbestos was a problem but there were many pluses to this site.

Mr. Barnes said bringing cars into the industrial park was going to be an issue during the week. Mr. Lathrop said Sunday was when other teams came to play a game, but he acknowledged that there would be practice during the week. Mr. Mike Roberts, 2 Wissahickon Drive, said practice would be held Monday through Thursday in August, saying there were six teams, with 35 kids per team, but practice went to two nights per week when school started, with the teams divided. Mr. Maynard said turfing considerations also remained. Mr. Lathrop said the Bears currently were working at Memorial School fields, which were taking a beating.

Selectman Maddox said Mr. Maynard might be able to double the parking after he spent more time on the project. Mr. Maynard expressed agreement, noting that there would be 140 ballplayers during the overlapping periods. Mr. Maynard noted that there were two local pavers, saying one of them would come though to help out. He said alternate recreation also was being considered for the area where parking would expand. He assured the Board he would have better figures in the future.

Mr. Barnes asked if signage would be proposed to give directions. Mr. Lathrop said they had not got that far. Mr. Maynard said it qualified for a directional sign at the street.

Selectman Massey noted that Mr. Hall had said he would not use impervious paving for a project, as sand would clog up the drainage unless it was vacuumed. Mr. Maynard said UNH had a 10-year program showing it would work, but it had to be swept twice a year.

Ms. Quinlan expressed favor of the plans, but said she was not a fan of having a lot of kids parked on Industrial Drive, saying there would be a lot of cars with kids around. She expressed doubt that parents dropped off the kids and left, saying there would be way more parking spaces required than were being proposed.

Chairman Russo asked if anyone from the public wished to speak. No one came forward, with Selectman Roger Coutou saying he was present just to support the families.

Mr. Maynard said they would be back once or twice, but in the end it would be a Board of Selectmen project.

XV. OTHER BUSINESS

A. Memo, dated May 3, 2010, from Jim Michaud, re: Tax Map Updating Account.

Chairman Russo addressed the annual tax map update request from Assessor Michaud.

Selectman Maddox moved to favorably recommend to the Board of Selectmen the expenditure of up to \$2,500.00 from the Town's Tax Map Updating Account, for the purposes of updating the Town's Assessing Maps and Digital Data for 2010.

Ms. Quinlan seconded the motion.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor, and Chairman Russo declared the motion to have carried unanimously (6-0).

Selectman Massey noted that 175 people would be coming to the Volunteer Appreciation Ice Cream social.

XVI. ADJOURNMENT

All scheduled items having been addressed, Ms. Quinlan moved to adjourn; Mr. Malley seconded the motion.

VOTE: Chairman Russo called for a verbal vote on the motion. All members voted in favor.

Chairman Russo then declared the meeting to be adjourned at 9:23 p.m.

Date: May 10, 2010

Vincent Russo, Chairman

J. Bradford Seabury, Recorder

James Barnes, Acting Secretary

-- FILE COPY --

**HUDSON PLANNING BOARD Workshop Meeting Minutes
May 5, 2010**

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These minutes were accepted as amended following review at the 06-09-10 Planning Board meeting.

The following changes were made in accordance with the Board's review of these minutes at its June 9, 2010, meeting:

Page 13, 2nd full paragraph, 2nd line — replaced “swilling” with “willing,” so that phrase now reads “tradesmen were willing to donate services.”